

City Council
Atlanta, Georgia

01- 0 -1673

AN ORDINANCE
BY: ZONING COMMITTEE

Z-01-69
8-15-01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA,
as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **3663-3667 Peachtree Road, N.E.** be changed from the **RG-2 (Residential General-Sector 2)** District to the **RG-3 (Residential General-Sector 3)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **10** of the **17th** District of **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

EXHIBIT "A"

Legal Description

Property Address is 3663 Peachtree Road N.E., Atlanta, Georgia 30319-1207

ALL THAT TRACT OR PARCEL OF LAND LYING and being in Land Lot 10 of the 17th Land District of the City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING on the South side of Peachtree Road eighty-two and five tenths (82.5) feet Northeasterly from a point which is six hundred and twenty (620) feet due East from the center of Peachtree Road where it crosses the land lot line, and running Northeasterly along Peachtree Road seventy-two (72) feet to an iron pin; thence Southeasterly three hundred and thirty-two (332) feet, more or less, to an iron pin on the South line of said land lot; and running thence Westerly along the South line of said land lot one hundred and twenty (120) feet to an iron pin; and running thence Northwesterly two hundred ninety-three and eight-tenths (293.8) feet, more or less, to an iron pin on Peachtree Road at the Point of Beginning; this property now being known as 3663 Peachtree Road.

Z-01-6a
Page 1 of 2

EXHIBIT "A"

Legal Description

Property Address is 3667 Peachtree Road N.E., Atlanta, Georgia 30319-1207

ALL THAT TRACT OR PARCEL OF LAND LYING and being in Land Lot 10 of the 17th Land District of the City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING on the Southeasterly side of Peachtree Road seven hundred seventy-four and five-tenths (774.5) feet Northeasterly from the Intersection of the Southeasterly side of Peachtree Road with the West land lot line of said Land Lot 10; thence Northeasterly along the Southeasterly side of Peachtree Road ninety (90) feet; thence Southeasterly three hundred seventy-two (372) feet, more or less, to the South land lot line of said Land Lot 10; thence West along said South land lot line one hundred twenty (120) feet; thence Northwesterly three hundred thirty-two (332) feet to the Point of Beginning; being No. 3667 Peachtree Road and being the same property conveyed by warranty deed from Mrs. Meta Minaham to Clarence Bell, as recorded in Deed Book 1204, page 252, Fulton County Records. This conveyance includes also all right, title and interest in and to a perpetual easement for sewer as originally conveyed by warranty deed from C. A. Rausebenberg to Clarence Bell, as recorded in Deed Book 2050, page 466.

Z-01-6a

Page 2 of 2

01-0-1673

(Do Not Write Above This Line)

AN ORDINANCE Z-01-69
BY: ZONING COMMITTEE

AN ORDINANCE REZONING FROM THE RG-2 (RESIDENTIAL GENERAL-SECTOR 2) DISTRICT TO THE RG-3 (RESIDENTIAL GENERAL-SECTOR 3) DISTRICT, PROPERTY LOCATED AT 3663-3667 PEACHTREE ROAD, N.E. FRONTING APPROXIMATELY 162 FEET ON THE SOUTHERLY SIDE OF PEACHTREE ROAD BEGINNING APPROXIMATELY 680 FEET EASTERLY AND NORTHEASTERLY FROM THE SOUTHEAST CORNER OF ROXBORO RD. DEPTH: APPROXIMATELY 372 FEET; AREA: APPROXIMATELY 1.4 ACRES; LAND LOT 10, 17TH DISTRICT, FULTON COUNTY, GEORGIA.
OWNER: 3663 PEACHTREE, LLC
APPLICANT: ROBERT J. DENSON
NPU-B COUNCIL DISTRICT 7

FILED BY
CITY COUNCIL

DEC 03 2001

- ☐ **CONSENT REFER**
☒ **REGULAR REPORT REFER**
☐ **ADVERTISE & REFER**
☐ **1st ADOPT 2nd READ & REFER**

Date Referred 10/15/01

Referred To: ZRB & Zoning

Committee Lawrence
Date 10-9-01
Chair Sandra Stang

First Reading

Committee	Committee
Date	Date
Chair	Chair
Actions	Actions
Fav, Adv, Held (see rev. side)	Fav, Adv, Held (see rev. side)
Other	Other
Members	Members
Refer To	Refer To

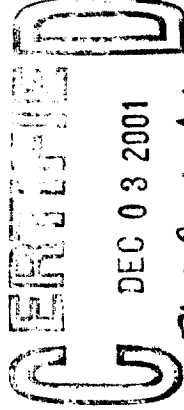
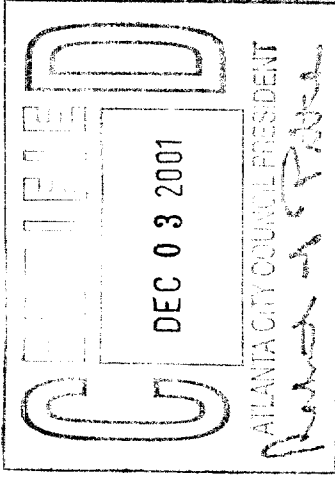
Committee	Committee
Date	Date
Chair	Chair
Actions	Actions
Fav, Adv, Held (see rev. side)	Fav, Adv, Held (see rev. side)
Other	Other
Members	Members
Refer To	Refer To

COUNCIL ACTION

☐ 2nd ☐ 1st & 2nd ☐ 3rd
Readings

☐ Consent ☐ V Vote ☐ RC Vote

CERTIFIED



DEC 03 2001

Robert J. Denson
MUNICIPAL CLERK

MAYOR'S ACTION

(25)